




STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

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MEMO

Date: September 22, 2011

TO: Chip Vincent and Erika Conkling

FROM: Barbara Nightingale, Ecology NWRO Regional Shoreline Planner 

RE: City of Renton Resolution 40067 – Redmond SMP Update on Single Family Docks Dock Width requirements.

The following information is offered to clarify the historical context, background information and size limitations of the City of Redmond SMP.

As you note, Redmond is an exception to the "4-foot dock width in the first 30-feet from OHWM" requirement consistency around Lakes Washington and Sammamish. It is important to consider that Redmond started their SMP update in 1997. This was before the current requirements for SMP updates were developed, before the listing of salmon under the Endangered Species Act, before many of the studies on juvenile salmon movement around docks, and before the Corps and National Marine Fisheries Services (NMFS) promulgated their standards for docks and piers. Furthermore, Ecology completed its substantive review of the standards in the Redmond before the Army Corps of Engineers (ACOE) Regional General Permit 3 dock standards were developed. The more recent SMPs must take into account that growing body of information and the standards required by the ACOE, NMFS and Washington State Fish and Wildlife.

It is also important to point out that Redmond's standards are actually more size- limited than any other Lake Washington or Lake Sammamish jurisdiction. Redmond's overall dock size for the Single Family zone is limited to a maximum dock area of 480 sq feet and a maximum length of 80 feet from the shoreline or a length necessary to reach a water depth of 13 feet below OHWM, whichever is lesser. This dock area is further limited by requirements based upon lot size and the dock length to get to a depth of 13 feet (see attached excerpt from the Redmond SMP on these calculations). Given these limitations, the owner may want to construct a 4 foot wide dock in order to place a float and recreation areas at the end of the dock. Finally, although Redmond may have a 6' width standard in their SMP, a new or replacement dock is also subject to Corps review and, as such, would trigger the 4' standard in the Corps Programmatic permit or special review requirements with NMFS for impacts on ESA listed salmon.



## Single Family Residential Regulation from the City of Redmond SMP

- (4) Floats. Where allowed, residential floats or over-water platforms may not exceed 60 square feet in area, except that where a lot does not have a pier or dock, floats may not exceed 80 square feet. Floats and over-water platforms must be located no closer than five feet from a property line, and no further waterward than the waterward extent of the primary pier or dock, or than the point where the water depth reaches 13 feet, whichever is less.
- (5) Maximum Coverage. The maximum total water coverage by piers, docks and floats per lot shall be as follows (see Figures 1 and 2):
  - (a) In single-family residential zones: The lesser of 20 percent of the area bounded by the line of ordinary high water, the waterward projection of the side property lines, and the waterward extremity of the pier projected parallel to the line of ordinary high water or 480 square feet. Small finger docks attached to the main pier and floats shall be included in this maximum area.
  - (b) In multiple-family residential zones: The lesser of 25 percent of the area bounded by the line of ordinary high water, the waterward projection of the side property lines, and the waterward extremity of the pier projected parallel to the line of ordinary high water or 960 square feet. Small finger docks attached to the main pier and floats shall be included in this maximum area.

**Figure 1: Example Maximum Pier Coverage  
Single Family Residential Zones**

